

140.A

0004

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

606,400 / 606,400

USE VALUE:

606,400 / 606,400

ASSESSED:

606,400 / 606,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		PLYMOUTH ST, ARLINGTON

OWNERSHIP

Owner 1:	NUCKOLS RICHARD	Unit #:	5
Owner 2:			
Owner 3:			

Street 1: 5 PLYMOUTH ST

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476			Type:	

PREVIOUS OWNER

Owner 1:	GORDON CATHI L -
Owner 2:	-
Street 1:	5 PLYMOUTH ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Stucco Exterior and 2339 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Street
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8238																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	606,400			606,400		313504
							GIS Ref
							GIS Ref
							Insp Date
							11/18/18



USER DEFINED

Prior Id # 1:	90172
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/11/20 05:34:31
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
LAST REV Date	Time
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	597,000	0	.	.	597,000	597,000	Year End Roll	12/18/2019
2019	102	FV	551,700	0	.	.	551,700	551,700	Year End Roll	1/3/2019
2018	102	FV	487,100	0	.	.	487,100	487,100	Year End Roll	12/20/2017
2017	102	FV	443,300	0	.	.	443,300	443,300	Year End Roll	1/3/2017
2016	102	FV	444,400	0	.	.	444,400	444,400	Year End	1/4/2016
2015	102	FV	410,900	0	.	.	410,900	410,900	Year End Roll	12/11/2014
2014	102	FV	398,500	0	.	.	398,500	398,500	Year End Roll	12/16/2013
2013	102	FV	398,500	0	.	.	398,500	398,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GORDON CATHI L,	76260-412	2	11/24/2020		650,000	No	No		
BALGER MICHAEL	63539-299		4/28/2014		463,800	No	No		
GALVIN TARA KW	56591-64		3/11/2011	Convenience	99	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2014	725	Add Bath	8,000					

Date	Result	By	Name
11/18/2018	Measured	DGM	D Mann
5/14/2015	SQ Returned	MM	Mary M
7/1/2014	Info Fm Prmt	PC	PHIL C
1/6/2014	Info Fm Plan	BR	B Rossignol
2/3/2012	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			PDAS SINK IN BMT. GLA=2339.												
Sty Ht: 2 - 2 Story				A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 2 - Conc. Block				A 3QBth:	Rating:															
Frame: 1 - Wood				1/2 Bath:	Rating:															
Prime Wall: 6 - Stucco				A HBth:	Rating:															
Sec Wall:		%		OthrFix: 1	Rating: Average															
Roof Struct: 1 - Gable				OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good															
Color: NATURAL				A Kits:	Rating:															
View / Desir:				Fpl: 1	Rating: Good															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: C - Average				CONDOS INFORMATION																
Year Blt: 1916	Eff Yr Blt:			Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct: G13		Fact: .		Floor: M - Multi-Level																
Const Mod:				% Own: 50.000000000																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %			No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster				Functional:				1	7	4										
Sec Int Wall:		%		Economic:																
Partition: T - Typical				Special:																
Prim Floors: 3 - Hardwood				Override:																
Sec Floors:		%		Total:	31 %															
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				SUB AREA								
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price								
Bsmnt Gar: 0				Size Adj.: 1.09890974																
Electric: 3 - Typical				Const Adj.: 0.98990101																
Insulation: 2 - Typical				Adj \$ / SQ: 320.905																
Int vs Ext: S				Other Features: 70750																
Heat Fuel: 2 - Gas				Grade Factor: 1.00																
Heat Type: 3 - Forced H/W				NBHD Inf: 1.07000005																
# Heat Sys: 1				NBHD Mod:																
% Heated: 100		% AC:		LUC Factor: 1.00																
Solar HW: NO	Central Vac: NO			Adj Total: 878840																
% Com Wall	% Sprinkled:			Depreciation: 272440				Juris. Factor: 1.00	Before Depr: 343.37											
				Depreciated Total: 606400				Special Features: 0	Val/Su Net: 259.26											
								Final Total: 606400	Val/Su SzAd: 259.26											
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 140.A-0004-0005.0										IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			AssessPro Patriot Properties, Inc
More: N	Total Yard Items:					Total Special Features:								Total:						